

**2011 Comprehensive Plan & Zoning Review
FREDERICK REGION - PROPERTY OWNER REQUESTS
October 12, 2011**

CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-FR-01	TAX MAP: 40	COMP PLAN	Rural Community	Rural Community		Previous Comp Plan: Rural Community Previous Zoning: R1 Staff would not object to the R-1, which would be consistent with the current Rural Community plan designation. If the property is currently being used as a garden center, R-1 zoning would create a non-conformity.
APPLICANT: Charles M. Boyles	PARCEL: 378					
	ACRES: 15.884					
	LOCATION: north side Fish Hatchery Road at US 15	ZONING	A	R1		
CASE # CPZ11-FR-02	TAX MAP: 48	COMP PLAN	Ag/Rural, Natural Resources	Ag/Rural		Previous Comp Plan: Institutional, Ag/Rural, Resource Conservation Previous Zoning: A, RC Cemetery use is not permitted in the RC zone. Staff recommends maintaining RC zoning and Natural Resources Plan designation only on the 100 year FEMA floodplain area, with A zoning applied to the remaining portion of the property outside of the floodplain.
APPLICANT: Resthaven Memorial Gardens, Inc.	PARCEL: part of 104					
	ACRES: 8.365					
	LOCATION: east side US 15 just south of Old Frederick Rd	ZONING	A, RC	A		
CASE # CPZ11-FR-03	TAX MAP: 48	COMP PLAN	Ag/Rural	Rural Residential		Previous Comp Plan: Rural Subdivision Previous Zoning: R-1, A The property was zoned R-1 (4.75 ac.) and A (5.5 ac.) in 2002. Prior to 2002, the property was zoned only A. Staff does not object to restoring prior R-1 zoning on entire parcel to avoid split zoning.
APPLICANT: Ronald and Tracy Barbieto	PARCEL: 305					
	ACRES: 10.3318					
	LOCATION: west side Masser Road at Willis Ln.	ZONING	A	R-1		
CASE # CPZ11-FR-04	TAX MAP: 47	COMP PLAN	Natural Resource	Rural Residential		Previous Comp Plan: Rural Community Previous Zoning: R-1 Parcel has a high percentage of steep slopes between 15% and 25% and is a contiguous portion of forested land connecting to the Frederick Municipal Watershed and Catoctin Mountain. The are two small DNR mapped wetlands on the property. The RC zoning allows subdivision into two lots.
APPLICANT: Merhl Allen Wachter	PARCEL: 19					
	ACRES: 23.326					
	LOCATION: n/s Indian Springs Road west of Mt. Laurel Estates	ZONING	RC	R-1		
CASE # CPZ11-FR-05	TAX MAP: 85	COMP PLAN	Ag/Rural	General Commercial (entire parcel)		Previous Comp Plan: Ag/Rural Previous Zoning: A Property had a General Industrial designation in 1998 which was changed to Ag/Rural in 2002. Prior to 1998, property was designated Ag/Rural since 1984. Property has had Agricultural zoning since 1972, prior to which the zoning was B-1 (1959-1972). A Community Plan should be conducted for the entire area to assess industrial and commercial needs.
APPLICANT: Ohannes Armani & Seda Gregian	PARCEL: 21					
	ACRES: 46.71					
	LOCATION: southeast side of Renn Road on west side of US 340	ZONING	A	GC - 10 ac.		

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CASE # CPZ11-FR-06	TM: 76	COMP PLAN	Ag/Rural	Low Density Residential		Previous Comp Plan: Low Density Residential Previous Zoning: R-3 Property is within the City of Frederick Community Growth Area and is completely surrounded by the City. Staff supports LDR plan designation, which would be consistent with City Plan. Zoning should remain Ag to facilitate annexation into the City.
APPLICANT: Humberson Daughters LP, c/o Joann Schrodel	P: 316					
	ACRES: .8	ZONING	A	A		
	LOCATION: s/s of Butterfly Lane west of McCain Dr.					
CASE # CPZ11-FR-07	TAX MAP: 46	COMP PLAN	Ag/Rural	Low Density Residential		Previous Comp Plan: Low Density Residential Previous Zoning: R-3 Property is within City growth area. Staff supports LDR plan designation, which would be consistent with City Plan. Zoning should remain Ag to facilitate annexation into the City.
APPLICANT: Humberson Daughters LP, c/o Joann Schrodel	PARCEL: 415					
	ACRES: 34.83	ZONING	A	A		
	LOCATION: southside Butterfly Lane west of McCain Dr.					
CASE # CPZ11-FR-08	TM: 76	COMP PLAN	Ag/Rural and Natural Resource	Ag/Rural		Previous Comp Plan: Rural Hamlet Previous Zoning: R-1 Property is adjacent to Feageville Rural Community and is about 1/3 100-year floodplain.
APPLICANT: R. Allen Culler	P: 207					
	ACRES: 23.5	ZONING	A	R-1		
	LOCATION: s/s of MD 180 near Feageville Lane					
CASE # CPZ11-FR-09	TAX MAP: 76	COMP PLAN	General Commercial	Ag/Rural or Low Density Residential		Previous Comp Plan: General Commercial, Resource Conservation Previous Zoning: GC Applicant's preferred zoning is A. Property currently has a residence. Staff supports maintaining GC on the plan and to assess commercial needs as part of a community/corridor plan.
APPLICANT: Dale G. Boyer	PARCEL: 101					
	ACRES: 4.05	ZONING	GC	A or R-1		
	LOCATION: west side MD 180 just south of I-70					
CASE # CPZ11-FR-10	TM: 47	COMP PLAN	Natural Resource, Rural Residential	Ag/Rural, Rural Residential		Previous Comp Plan: Ag/Rural, Low Density Residential Previous Zoning: R-1, R-3, A The extant of R-1 (3.2 ac) and R-3 (4.1 ac) zoning remained unchanged from 2010 Plan and could yield 18 lots using the White Rock water/sewer system. Amount of RC zoned land is approximately 26.9 acres. Potential subdivision under RC is 2 lots. Potential subdivision under A is 4 lots (if is an original tract with no existing A lots). RC zoning applied because of larger contiguous forest. Staff recommends no change.
APPLICANT: Catherine M. Smith	P: 193					
	ACRES: 34.16	ZONING	R-1, R-3, RC	A for RC portion - 26.9 ac.		
	LOCATION: east side Bethel Road just north of Ford Rd. White Rock subdivision					

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CASE # CPZ11-FR-11	TAX MAP: 40	COMP PLAN	Ag/Rural, Natural Resource	Low Density Residential			Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A, RC Was rezoned from R-1 to A in 2002. Recommend maintain A. Property is not in a growth area nor is it adjacent to Lewistown Rural Community. 1959-1991 Zoning: A 1991-2002 Zoning: R-1 2002-Current: A
APPLICANT: Sanbower Builders, Inc.	PARCEL: 169						
	ACRES: 90.93	ZONING	A	R-1			
	LOCATION: n/s Utica Road west of Old Frederick Rd.						
CASE # CPZ11-FR-12	TM: 40	COMP PLAN	Natural Resource, Rural Community	Natural Resource, Rural Community, Ag/Rural			Previous Comp Plan: Ag/Rural, Resource Conservation, Rural Community Previous Zoning: RC, A, R-1 The portion currently zoned R-1 (4.9 ac.) remained unchanged from 2010 Plan. Amount of requested A land is approximately 62 acres. Parcel is most likely not an original tract (assessed using aerial photography but would have to be confirmed with a Lot of Record determination). If so, there would be no subdivision potential under A, but would yield six lots under RC. Staff recommends maintaining the RC zone, which is consistent with the presence of forest cover on entire parcel and with adjoining RC.
APPLICANT: Laurie Laymen Mills	P: 559						
	ACRES: 66.48	ZONING	RC R-1 - 4.9 ac.	A RC R-1 - 4.9 ac.			
	LOCATION: Powell Road						
CASE # CPZ11-FR-13	TAX MAP: 66	COMP PLAN	Rural Residential	Low Density Residential			Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is <u>not</u> within the City's 20-year urban growth boundary reflected in their 2010 City Plan and was removed from the County 2010 Plan in order to correspond with the City Plan. Designation was changed to correspond with City of Frederick Comprehensive Plan. Should only be considered for LDR if City Plan is revised to include the property within its urban growth area.
APPLICANT: Caidlyn, LLC	PARCEL: 597						
	ACRES: 22.94	ZONING	R-1	R-1			
	LOCATION: west side Kemp Lane						
CASE # CPZ11-FR-14	TM: 66	COMP PLAN	Ag/Rural	Low Density Residential			Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is included in the City's 20-year urban growth boundary and designated Medium Density Residential. Staff would support application of LDR or MDR plan designation but zoning should remain A to facilitate annexation.
APPLICANT: Caidlyn, LLC	P: 192						
	ACRES: 55	ZONING	A	R-1			
	LOCATION: west side Kemp Lane						

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CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-FR-15	TAX MAP: 56, 66	COMP PLAN	Ag/Rural	Low Density Residential		Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is included in the City's 20-year urban growth boundary and designated Medium Density Residential. Staff would support application of LDR or MDR plan designation but zoning should remain A to facilitate annexation.
APPLICANT: Robert L. Hooper and Paulette M. Hooper	PARCEL: 240					
	ACRES: 79.68					
	LOCATION: west side Kemp Lane just south of Rocky Springs Rd.	ZONING	A	R-1		
CASE # CPZ11-FR-16	TM: 66	COMP PLAN	Ag/Rural	Low Density Residential		Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is included in the City's 20-year urban growth boundary and designated Medium Density Residential. Staff would support application of LDR or MDR plan designation but zoning should remain A to facilitate annexation.
APPLICANT: Darryl R. Oden	P: 137					
	ACRES: 25					
	LOCATION: west side Kemp Lane	ZONING	A	R-1		
CASE # CPZ11-FR-17	TAX MAP: 56, 57	COMP PLAN	Ag/Rural	Low Density Residential		Previous Comp Plan: Low Density Residential, Natural Resource Conservation Previous Zoning: A, R-1 Property is included in the City's 20-year urban growth boundary and designated Low Density Residential. Staff would support application of LDR plan designation but zoning should remain A to facilitate annexation.
APPLICANT: Keller Corporation	PARCEL: 16, 207, 390, 439, 529, 296					
	ACRES: 304.9					
	LOCATION: @ Rocky Springs Road and Yellow Springs Road	ZONING	A	R-1		
CASE # CPZ11-FR-18	TM: 66	COMP PLAN	Natural Resource	Rural Residential		Previous Comp Plan: Rural Community Previous Zoning: R-1 Some portions of the property have characteristics that correspond to RC zoning (forest cover and steep slopes) but other portions of the site are suitable for R-1 type development (flatter, less forest cover, R-1 on adjacent properties). Either zoning category can be appropriate.
APPLICANT: Bruce & Odette Reeder	P: 59, Tract 2					
	ACRES: 32.73 ac					
	LOCATION: e/s of Kehne Road and north of US 40	ZONING	RC	R-1		

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CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-FR-19	TAX MAP: 85	COMP PLAN	General Commercial, Ag/ Rural	General Commercial		Previous Comp Plan: Ag/Rural Previous Zoning: A No change in zoning from the 2010 Plan. Request to change Ag/Rural Comp Plan designation to General Commercial. Additional commercial designation should be assessed as part of a community plan for this area.
APPLICANT: Gladhill Properties LTD (Maurice Gladhill)	PARCEL: 85					
	ACRES: 49.6 ac					
	LOCATION: north side of Mount Zion Road at US 340 interchange	ZONING	GC - 12.9ac. A - 36.7 ac.	A		
CASE # CPZ11-FR-20	TM: 40	COMP PLAN	Rural Community	Ag/Rural		Previous Comp Plan: Rural Community Previous Zoning: R-1 No change in zoning from the 2010 Plan. Request is to change zoning to allow larger outbuilding. Consider addressing issue through a zoning text amendment.
APPLICANT: Channa L. Lidie & James C. Lidie Jr.	P: 87					
	ACRES: 8.78 ac					
	LOCATION: south side of Mountindale Road just west of Bethel Rd.	ZONING	R-1	A		
CASE # CPZ11-FR-21	TAX MAP: 40	COMP PLAN	Ag/Rural	Natural Resource		Previous Comp Plan: Ag/Rural Previous Zoning: A No change in zoning from the 2010 Plan. The property is entirely cleared and does not have characteristics consistent with application of RC zoning.
APPLICANT: H.F. Payne Construction Co. Inc.	PARCEL: 61					
	ACRES: 35.7					
	LOCATION: north side Fish Hatchery Road east of Putnam Rd.	ZONING	A	RC		
CASE # CPZ11-FR-22	TM: 66	COMP PLAN	Ag/Rural	Rural Residential		Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is within Frederick City 20-year Urban Growth Boundary and is designated Mixed Use. Staff would support an LDR plan designation but the zoning should remain A to facilitate annexation into the City.
APPLICANT: Ajay Prakash	P: 291					
	ACRES: 26.93					
	LOCATION: south side US 40Alt just west of Blentlinger Rd.	ZONING	A	R-1		
CASE # CPZ11-FR-23	TAX MAP: 48	COMP PLAN	Ag/Rural, Natural Resource	Ag/ Rural		Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A, RC for portion on e/s US 15 The portion of P. 209 on the e/s of US 15 is approximately 17.5 ac. And previously had RC on floodplain and remainder zoned A (9.5 ac.). 2010 Plan zoned entire portion RC due to floodplain and forest cover. The property has characteristics that are consistent with application of RC zoning.
APPLICANT: Padmini Nathan, Hansonville Road, LLC	PARCEL: 209					
	ACRES: 40.16					
	LOCATION: n/s Old Frederick Road	ZONING	A, RC	A		

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CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-FR-24	TM: 66	COMP PLAN	Ag/Rural	Low Density Residential		Previous Comp Plan: Low Density Residential Previous Zoning: R-1 Property is currently undeveloped and is included in the City's 20-year urban growth boundary, designated Low Density Residential. Staff would support LDR plan designation but maintaining the A zoning to facilitate annexation into the City. This parcel adjoins several other parcels which are an enclave completely surrounded by the City. Staff would recommend restoring the LDR plan designation on all of the parcels in this enclave.
APPLICANT: Sharon Nicholson	P: 105					
	ACRES: 8.52					
	LOCATION: Grove Hill Road on south side US 40	ZONING	A	R-1		
CASE # CPZ11-FR-25	TAX MAP: 85	COMP PLAN	Natural Resources, Ag/Rural	LDR - 35 ac. MDR - 76 ac.		Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A No changes in plan or zoning from 2010 Plan. Request LDR (35 ac.) on north side of US 340 and MDR (76 ac.) on south side of US 340. Was Ag/Rural prior to 1991. Changed to LDR and MDR in 1992 Comp Plan. Returned to Ag/Rural in 2002. A Community Plan should be conducted for the area to assess land use needs.
APPLICANT: Frederick Church of the Brethren	PARCEL: 83					
	ACRES: 111.38					
	LOCATION: north side of Elmer Derr Road on both sides of US 340	ZONING	A	A		
CASE # CPZ11-FR-26	TM: 57	COMP PLAN	Rural Residential, Ag/Rural	Rural Residential		Previous Comp Plan: Rural Subdivision Previous Zoning: R-1, A No change in plan or zoning from 2010 Plan. Request to change A portion (40 ac.) to R-1 and inclusion in water/sewer service area. The parcel is not within the City's 20-year urban growth area and thus should not be included in the water/sewer service area.
APPLICANT: Winpenny Tell, LLC	P: 106					
	ACRES: 79.09					
	LOCATION: northeast of Yellow Springs Road off of Winpenny Tell Dr.	ZONING	R-1 - 39.1 ac. A	R-1		
CASE # CPZ11-FR-27	TAX MAP: 56	COMP PLAN	Rural Residential	Rural Residential		Previous Comp Plan: Rural Subdivision Previous Zoning: R-1 Requesting a Planned Service sewer designation. No other surrounding properties have a planned service designation and the property is not included in the Frederick Community Growth Area.
APPLICANT: Walter, Dianne, and Jean Martz	PARCEL: 543					
	ACRES: 9.1					
	LOCATION: n/s Winpenny Drive	ZONING	R-1	R-1		
CASE # CPZ11-FR-28	TM: 76	COMP PLAN	Ag/Rural	Office Research Industrial		Previous Comp Plan: Office Research Industrial Previous Zoning: A Property is located within the Ballenger Community Growth Area and is across MD 180 from the Jefferson Tech Park. Staff would support the ORI plan designation, however a Community Plan should be conducted for the area to assess land use needs.
APPLICANT: G., F., B., and S., Kenel LLC	P: 91					
	ACRES: 19.662					
	LOCATION: north side MD 180 just west of I-70	ZONING	A	A		

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CASE INFORMATION	PROPERTY	Existing	Requested	FCPC	BOCC	Staff Comments
CASE # CPZ11-FR-29	TAX MAP: 48	COMP PLAN	Ag/Rural	Ag/Rural in Frederick CGA		Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A No changes in plan or zoning from 2010 Plan. Request is for inclusion in the Frederick City Growth Boundary. Property is not within the City's 20-year urban growth boundary.
APPLICANT: Beattie I. Renn	PARCEL: 49, 55					
	ACRES: 222					
	LOCATION: north side Sundays Lane at US 15	ZONING	A	A		
CASE # CPZ11-FR-30	TM: 48, 57	COMP PLAN	Ag/Rural w/ Comment Area	n/a		Property was annexed into the City in October 2009. 2010 County Plan applied Ag/Rural plan designation with a Comment Area overlay to reflect County's objection to the annexation. Request removal of Comment Area, Priority Preservation Area designation, and restoration of the W-5/S-5 classification. Staff supports the request along with placing a Mixed Use plan designation on the site.
APPLICANT: Crum Land Farm Development, LLC and Crum Farm Comm. Development, LLC	P: 66, 10, 26					
	ACRES: 287.429					
	LOCATION: w/s US 15, e of Willowbrook Road, n of Willow Road	ZONING	MU-1 in the City	n/a		
CASE # CPZ11-FR-31	TM: 57	COMP PLAN	Ag/Rural w/ Comment Area	n/a		Property was annexed into the City in October 2009. 2010 County Plan applied Ag/Rural plan designation with a Comment Area overlay to reflect County's objection to the annexation. Request removal of Comment Area, Priority Preservation Area designation, and restoration of the W-5/S-5 water sewer classification. Staff supports the request along with placing an ORI plan designation on the site.
APPLICANT: COPT Frederick, LLC	P: 5					
	ACRES: 111.54					
	LOCATION: east side US 15 just south of Biggs Ford Road	ZONING	MO in the City	n/a		
CASE # CPZ11-FR-32	TAX MAP: 48, 57	COMP PLAN	Ag/Rural	Ag/Rural in Frederick CGA		Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A No changes in plan or zoning from 2010 Plan. Request inclusion in the Frederick City Growth Boundary. The property is <u>not</u> within the City's 20-year urban growth boundary. Staff has no objection to amending the County Growth Boundary, but only if it is in response to a change in the City Growth Boundary.
APPLICANT: Crum Land Farm Development, LLC and Crum Farm Comm. Development, LLC	PARCEL: 17, 190, 102					
	ACRES: 245.19					
	LOCATION: n/s Willowbrook Road, w/s of Sundays Lane, east and west of Bloomfield Road	ZONING	A	A		
CASE # CPZ11-FR-33	TM: 76	COMP PLAN	Natural Resource, Ag/Rural	NR, Ag/Rural in Frederick CGA		Previous Comp Plan: Ag/Rural, Resource Conservation Previous Zoning: A No changes in plan or zoning from the 2010 Plan. Request inclusion in the Frederick City Growth Boundary Neither parcel are located within the City's 20-year urban growth boundary.
APPLICANT: Grove Joint Venture, LLC	P: 45, 156					
	ACRES: 252.7					
	LOCATION: s/s I70, east of Mt. Philip Road	ZONING	A	A		
CASE # CPZ11-FR-34	TM: 85	COMP PLAN	Institutional	MDR		Previous Comp Plan: Ag/Rural Previous Zoning: A There was a mapping error in the 2010 Plan that included the parcel, thought to be part of the high school, as Institutional on the plan and zoning. Property has a residence on it so plan and zoning should reflect residential use.
APPLICANT: Staff	P: 135					
	ACRES: 1.03					
	LOCATION: w/s Ballenger Creek Pike south of Tuscarora HS	ZONING	Institutional	R-3		